



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes - Final Planning and Zoning Commission

Tuesday, April 8, 2025

6:00 PM

City Council Chambers

This was a hybrid (in-person/virtual meeting). To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16 or Spectrum channel 10.

I. Call To Order

With a quorum present the regular meeting of the San Marcos Planning & Zoning Commission was called to order by Vice Chair Spell at 6:00 pm on Tuesday, April 8, 2025 via hybrid meeting.

II. Roll Call

Present 8 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Michele Burleson, Commissioner Amy Meeks, Commissioner Griffin Spell, Commissioner David Case, Commissioner Maraya Dunn, and Commissioner Rodney Van Oudekerke

III. Chairperson's Opening Remarks

Chair Case welcomed the audience and gave brief opening remarks detailing the meeting rules and guidelines and announced the passing of Commissioner Jim Garber.

The Commission held a moment of silence to Honor Commissioner Jim Garber.

Commissioner Amy Meeks read the obituary for Commissioner Jim Garber.

IV. Citizen Comment Period

Chair Case opened the Citizen Comment Period.

1) Nancy Moore, gave comments honoring Commissioner Jim Garber.

Chair Case closed the Citizen Comment Period.

PUBLIC HEARINGS

1. CUP-25-07 (Chipotle Mexican Grill) Hold a public hearing and consider a request by Chipotle Mexican Grill, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1020 Centerpoint Road. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-07.

Staff recommended approval of the request with the following conditions:

1. The permit shall be valid for three (3) years, commencing on January 10th, 2025, provided standards are met;
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

There were no speakers.

Chair Case closed the Public Hearings.

A motion was made by Commissioner Agnew, seconded by Commissioner Burleson to approve the request with staff conditions and the following modification to condition #1.

- **The permit shall be valid until expiration on September 8, 2026.**

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

2. CUP-25-10 (Redwood Retail Center) Hold a public hearing and consider a request by Mirza T. Baig on behalf of SmithCo Redwood LLC, for a Conditional Use Permit to allow the use of a Convenience Store with Gas Sales located at the northeast corner of the S Old Bastrop Hwy and Redwood Rd intersection.
(W. Rugeley)

Chair Case opened the Public Hearings.

Will Rugeley, Planner, gave a presentation on request CUP-25-10.

Staff recommended approval of the request with the following condition:

1. Along the north and east property lines, a protective yard type c/d shall be provided in accordance with SMDC 5.1.5.4.C.

There were no speakers.

Chair Case closed the Public Hearings.

A motion was made by Chair Case, seconded by Commissioner Dunn to approve the request with staff conditions.

The motion carried by the following vote.

For: 7 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 1 - Commissioner Spell

- 3. CUP-25-12 (Xian Sushi and Noodle) Hold a public hearing and consider a request by Gani FNU, on behalf of Xian Sushi and Noodle, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 200 Springtown Way, Suite 138. (C. Garrison)**

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-25-12.

Staff recommended approval of the request with the following conditions:

- 1. The Conditional Use Permit shall be valid for three (3) years, commencing on February 8th, 2025, provided standards are met.**
- 2. The Conditional Use Permit shall be posted in the same area and manner as the Certificate of Occupancy.**

There were no speakers.

Chair Case closed the Public Hearings.

A motion was made by Commissioner Agnew, seconded by Vice-Chair Spell to approve the request with staff conditions.

The motion carried by the following vote.

- For:** 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke
- Against:** 0

4. ZC-25-01 (6000 Block S IH 35 / FD to HI) Hold a public hearing and consider a request by Pamela Madere, Jackson Walker, LLP, on behalf of Tim Hatch, San Marcos Business Park, LP, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 15.48 acres of land out of the Samuel Craft Survey, Abstract A-89, generally located along the southbound IH 35 frontage road, 1,500 feet south of Industrial Fork. (L.Clanton)

Chair Case opened the Public Hearings.

Lauren Clanton, Chief Planner, gave a presentation on request ZC-25-01.

Staff recommended approval of the request as presented.

- 1) Chris Bradford - 100 Congress Ave, Austin, in favor
- 2) Ian Roberts - 1251 Sadler Dr., in favor

Chair Case closed the Public Hearings.

A motion was made by Commissioner Costilla, seconded by Vice-Chair Spell to approve the request.

The motion carried by the following vote.

- For:** 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke
- Against:** 0

5. Receive a staff presentation, hold a Public Hearing and discuss the 2026 Capital Improvement Program (CIP)

Chair Case opened the Public Hearings.

Shaun Condor, Director of Engineering and Capital Improvements, gave a presentation on the 2026 Capital Improvements Program (CIP).

There were no speakers.

Chair Case closed the Public Hearings.

No action was taken.

Commissioner Costilla exited the meeting at 7:01 pm.

V. Question and Answer Session with Press and Public.

Chair Case opened the Question and Answer Session.

1) Angel Gonzales - 104 Hazel Rd., questions on CUP back pay from Item #1

Chair Case closed the Questions and Answer Session.

VI. Adjournment

A motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to adjourn.

The motion carried by the following vote.

For: 7 - Commissioner Agnew, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Case, Commissioner Dunn and Commissioner Van Oudekerke

Against: 0

Absent: 1 - Commissioner Costilla

The meeting adjourned at 6:41 PM.

Recording Secretary, Enrique Velasquez

Chair, David Case